

37 Farmdale Road, Lancaster, LA1 4JB



£355,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

An impressive, beautifully extended four-bedroom semi-detached family home, providing spacious, flexible accommodation perfectly suited to a growing family.

The thoughtfully designed ground floor features a stunning lounge with an inviting multi-fuel stove, creating the perfect setting for cosy evenings. The fabulous open-plan kitchen/diner showcases high-quality fittings, integrated appliances, an attractive central island with ample storage beneath, and luxurious quartz work surfaces. The kitchen flows seamlessly into a spacious dining area and playroom, which conveniently provides access to a useful storeroom.

Additionally, the ground floor benefits from a recently fitted stylish bathroom and a versatile office space, easily adaptable as an extra bedroom—perfect for multi-generational living or guests.

To the first floor, you'll find four generous double bedrooms, complemented by a contemporary shower room and a separate W.C. offering convenience for the whole family.

Outside, the property continues to impress, boasting a fully enclosed private garden, with a lawn and inviting patio area—ideal for entertaining or simply enjoying family time. The front provides convenient off-road parking.

This highly sought-after area allows easy access to Lancaster city centre, which offers an excellent choice of schooling for all ages, with both the renowned Girls 'and Boys' Grammar schools and excellent local primaries.

The city has very good transport

links via road and rail making this an easy commute for professionals working at renowned hospitals and universities.

Entrance Hallway



Laminate floor, radiator, wood panelling, stairs to the first floor and cupboard housing the consumer unit.

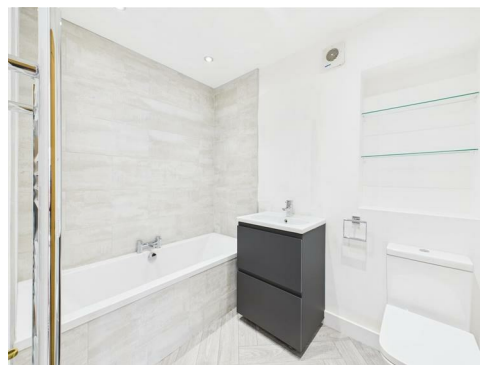
Office

Double-glazed window to the front, built-in cupboard housing the Ideal combi boiler, laminate floor, radiator. Although currently used as an office, this would make an ideal bedroom for a relative or a guest.

Lounge

Double-glazed window to the front, feature fireplace with an inset multi-fuel stove and mantel, walk-in storage cupboard, laminate floor, radiator.

Bathroom



Bath, vanity unit with inset wash

hand basin, extractor fan, heated towel rail, laminate floor, W.C.

Kitchen/Diner



Impressive open plan rooms with double glazed sliding doors leading to the garden, a range of beautifully crafted cabinets finished in a matt grey with complementary quartz work surfaces, integrated full length fridge and freezer, Zanussi electric oven and integrated microwave, an Island with under storage cabinets, quartz work surface, five ring gas hob, push up extractor fan, integrated pull up tower plug sockets, integrated wine cooler, stainless steel sink, integrated dishwasher, laminate floor, radiator, space for table and chairs.

Playroom



Double-glazed window to the rear, laminate floor, radiator and door to the store room.

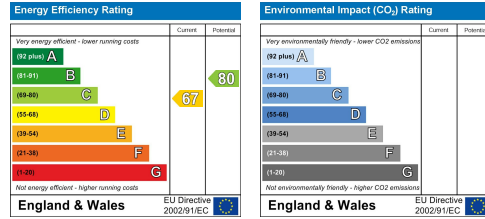
Integral Store room

This was the former garage, which is now half the size, but making an ideal storage room with plumbing for a washing machine, space for a dryer and an electric door that leads to the front of the property.

First Floor Landing



Tenure Freehold
Council Tax Band (D) £2,367.22
New boiler, new kitchen and bathroom
New garage door and EV Charger.
Has current Gas & EIRC certificates



Carpeted floor and radiator.

Bedroom One

Double-glazed window to the front, built in storage cupboard, carpeted floor, radiator and access to the loft.

Bedroom Two

Double-glazed velux window, carpeted floor, radiator.

Bedroom Three

Double-glazed window to the rear, carpeted floor, radiator

Bedroom Four

Double-glazed window to the rear, carpeted floor, radiator

Shower Room

Large step in shower cubicle with a thermostatic shower, wash hand basin, extractor fan and tiled floor.

W.C.

Wash hand basin, tiled floor, W.C.

Outside



Off-road parking for two cars to the front, access to the store room and an EV charger. Fully enclosed private garden, with a lawn and an inviting patio area, raised flower beds, double electric socket and storage shed.

Useful Information



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1472.95 ft²
136.84 m²

Reduced headroom

13.54 ft²
1.26 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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